



**16 High Street**  
**Mitcheldean GL17 0AT**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 16 High Street

## Mitcheldean GL17 0AT

Guide Price £300,000

**A most SPACIOUS AND CHARMING FOUR DOUBLE BEDROOM 19TH CENTURY SEMI-DETACHED RESIDENCE LOCATED IN THE HEART OF MITCHELDEAN, with FLEXIBLE ACCOMMODATION SET OUT OVER THREE FLOORS to include a PRINCIPAL BEDROOM SUITE ON THE TOP FLOOR. This much loved home also benefits from a LARGE PRIVATE ENCLOSED GARDEN with USEFUL OUTBUILDING having POWER AND WATER CONNECTED, and is situated within WALKING DISTANCE OF THE WELL REGARDED PRIMARY AND SECONDARY SCHOOLS.**

The accommodation comprises INNER PORCH, ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER and UTILITY on the ground floor, THREE DOUBLE BEDROOMS and FAMILY BATHROOM on the first floor and a PRINCIPAL BEDROOM SUITE with DRESSING AREA and SHOWER ROOM on the second floor. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.



A front aspect door leads into;

### **INTERNAL PORCH**

Tiled floor, inner door leading to;

### **ENTRANCE HALL**

Radiator, tiled floor, access to the living room and kitchen/diner.

### **LIVING ROOM**

**12'11 x 10'10 (3.94m x 3.30m)**

A warm and cosy space with charming original feature fireplace complete with a stone hearth, radiator, front aspect sash window.

### **KITCHEN/DINER**

**16'01 x 14'05 (4.90m x 4.39m)**

Comprising a range of modern fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl sink unit with drainer, space for a electric range cooker with fitted extractor hood over and stainless steel splashback. Space for a fridge/freezer. Radiator, tiled floor, french doors lead to the rear garden, door leads to the utility room.

### **UTILITY**

Fitted worktop with space and plumbing below for a washing machine, power and lighting, small rear aspect window and composite door leading out to the garden.

### **LANDING**

Stairs lead to the principal bedroom suite, Doors lead to three bedrooms and the family bathroom.

### **BEDROOM TWO**

**13'04 x 10'08 (4.06m x 3.25m)**

Airing cupboard housing the Worcester gas-fired combi boiler, radiator, rear aspect sash window with pleasant hillside views, door leads to the family bathroom.

### **BEDROOM THREE**

Radiator, front aspect sash window.





## BEDROOM FOUR

**13'07 x 7'04 (4.14m x 2.24m)**

An ideal double bedroom or office space, radiator, front aspect sash window.

## FAMILY BATHROOM

**11'11 x 6'09 (3.63m x 2.06m)**

With Jack and Jill doors from the landing and bedroom two, comprising a modern three piece white suite with P shaped bath having a mains fed rainfall shower over, close coupled w.c and vanity washbasin. Heated towel rail, tiled floor, rear aspect sash window.

## PRINCIPAL BEDROOM SUITE

Situated on the second floor, a large space with dressing area, radiators, access to eaves storage, two skylights, door leads to;

## EN-SUITE SHOWER ROOM

Walk-in corner shower cubicle with mains fed shower and tiled surround, close coupled w.c, pedestal washbasin, access to eaves storage.

## OUTSIDE

The private rear garden offers an abundance of space to relax and entertain with seating areas, pond, attractive flower beds, lawned area, and a useful outbuilding with power and water connected.

## AGENTS NOTE

Part of the property comprises a small flying freehold over the neighbouring property. We advise speaking with a financial advisor when obtaining a mortgage.

## DIRECTIONS

From the Mitcheldean Office, proceed through the town centre where the property can be found after a short distance on the left hand side.

## SERVICES

Mains water, drainage, electricity, gas.



## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent Water

## LOCAL AUTHORITY

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

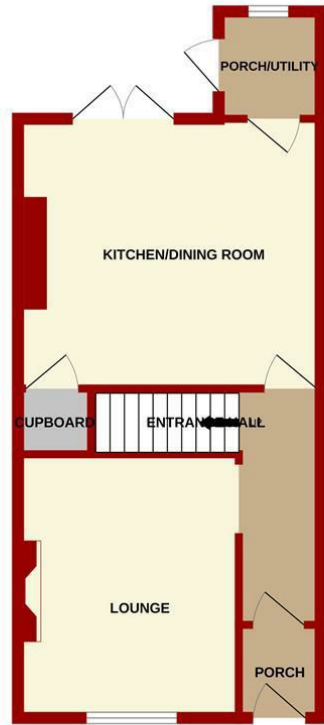
## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

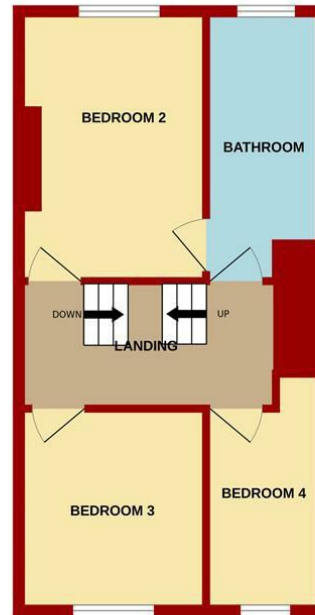




GROUND FLOOR



1ST FLOOR



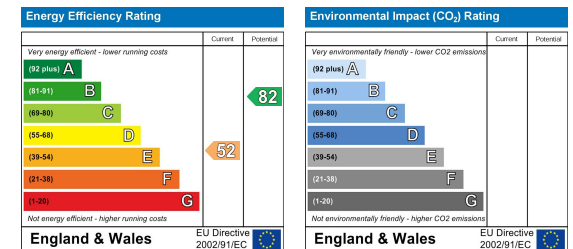
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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